

United States Bankruptcy Court
Middle District of Pennsylvania

In re:
Robyn P Albrecht
Debtor

Case No. 19-03655-RNO
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0314-5

User: AutoDocke
Form ID: pdf010

Page 1 of 1
Total Noticed: 1

Date Rcvd: May 11, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 13, 2020.

db +Robyn P Albrecht, 115 Country Club Road, Dallas, PA 18612-9140

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 13, 2020

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 11, 2020 at the address(es) listed below:

Charles J DeHart, III (Trustee) TWecf@pamd13trustee.com
James Warmbrodt on behalf of Creditor M&T Bank bkgroup@kmlawgroup.com
Kevin M Walsh on behalf of Debtor 1 Robyn P Albrecht KMWesq@aol.com, law297@aol.com
United States Trustee ustpreion03.ha.ecf@usdoj.gov

TOTAL: 4

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

IN RE: Robyn P. Albrecht	:	CHAPTER 13 BANKRUPTCY
	:	
Debtor	:	CASE NO. 5:19-bk--3655

ORDER ALLOWING DEBTOR'S MOTION TO SELL REAL ESTATE

363(b) – 115 Country Club Road, Dallas

Upon consideration of the within Motion and after Notice duly given to the Creditors and other parties in interest, the Debtor is hereby granted leave to sell real estate of the above captioned case located at 115 Country Club Road, Dallas, Luzerne County, PA to Brett Mickavicz for the sum of purchase price described in the privately negotiated written sale agreement a copy of which is attached to the Motion.

Debtor is allowed to execute all papers and documents reasonably necessary to transfer said real estate and to effectuate the sale.

Further, the Debtor is granted leave to allow distribution of the proceeds of the sale at closing as follows:

- a. Any out-of-pocket expenses advanced by Kevin M. Walsh, Esquire in connection with the sale of the aforementioned property, and which have not been reimbursed at the time of settlement along with an attorney fee of \$500.00;
- b. Any notarization and/or incidental recording fees associated with the sale of the above property;
- c. Any transfer tax and recording fees which are the responsibility of the Seller;
- d. The payoff of the M and T Bank mortgage;
- e. The payoff of any unpaid real estate taxes due to Luzerne County Tax Claim;

- f. The payment of the current real estate taxes, sewer charges, garbage/refuse fees, and other closing costs or municipal claims;
- g. There is no Realtor involved in this sale;
- h. The sum of \$100.00 to Debtor; and,
- i. The balance, if any and none is expected, to the Chapter 13 Trustee for plan purposes.

Dated: May 8, 2020

By the Court,

A handwritten signature in black ink, appearing to read "Robert N. Opel II", written over a horizontal line.

Robert N. Opel, II, Bankruptcy Judge ^{BI}